143.0	0001	0005.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	938,200 /	938,200
					USE VALUE:	938,200 /	938,200
					ASSESSED:	938,200 /	938,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
23		PINE RIDGE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KALIONTZIS GEORGE--ETAL
Owner 2:	KALIONTZIS ERNESTINE
Owner 3:	
Street 1:	23 PINE RIDGE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .22 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1922, having primarily Clapboard Exterior and 2003 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9602.000	366,300	5,500	566,400	938,200
Total Card	0.220	366,300	5,500	566,400	938,200
Total Parcel	0.220	366,300	5,500	566,400	938,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 468.30 | /Parcel: 468.30

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct

92394

GIS Ref

GIS Ref

Insp Date

06/09/18

!11069!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 143.0-0001-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	366,300	5500	9,602.	566,400	938,200		Year end	12/23/2021
2021	101	FV	354,700	5500	9,602.	566,400	926,600		Year End Roll	12/10/2020
2020	101	FV	354,700	5500	9,602.	566,400	926,600	926,600	Year End Roll	12/18/2019
2019	101	FV	278,200	5600	9,602.	531,000	814,800	814,800	Year End Roll	1/3/2019
2018	101	FV	278,200	5600	9,602.	439,000	722,800	722,800	Year End Roll	12/20/2017
2017	101	FV	278,200	5600	9,602.	403,600	687,400	687,400	Year End Roll	1/3/2017
2016	101	FV	278,200	5600	9,602.	368,200	652,000	652,000	Year End	1/4/2016
2015	101	FV	271,200	5700	9,602.	361,100	638,000	638,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	11:50:45

LAST REV

Date	Time
06/27/18	09:35:20
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11069

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	10676-138		10/23/1964			No	No		N

USER DEFINED

Prior Id # 1:	92394
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
6/9/2018	Meas/Inspect	HS	Hanne S
12/5/2008	Meas/Inspect	163	PATRIOT
11/21/2008	Missed Appt.	201	PATRIOT
11/18/1999	Meas/Inspect	270	PATRIOT
12/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9602		Sq. Ft.	Site		0	80.	0.74	9									566,449						566,400	

Total AC/HA:	0.22043	Total SF/SM:	9602	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	566,449	Spl Credit		Total:	566,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1922	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.17410898
Const Adj.:	0.99989998
Adj $ / SQ:	152.619
Other Features:	77500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	497627
Depreciation:	131373
Depreciated Total:	366253

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

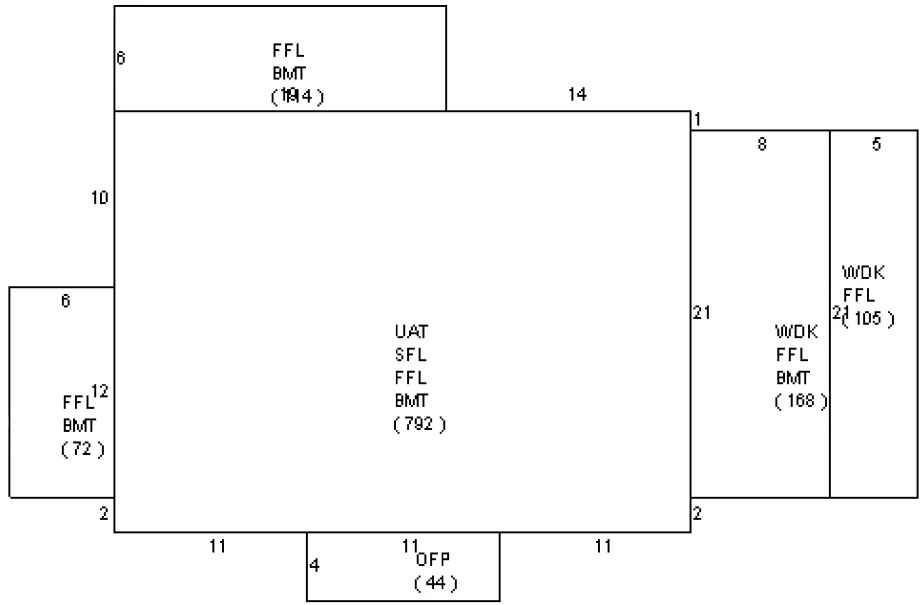
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	167.88
Special Features:	0	Val/Su Net:	99.97
Final Total:	366300	Val/Su SzAd	182.84

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,251	152.620	190,926
BMT	Basement	1,146	45.790	52,470
SFL	Second Floor	752	152.620	114,830
WDK	Deck	273	9.660	2,638
UAT	Upper Attic	198	61.050	12,087
OFP	Open Porch	44	44.000	1,936

Net Sketched Area:	3,664	Total:	374,887
Size Ad	2003.3999	Gross Area	4298	FinArea	2003
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	95				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 143.0-0001-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	14X20	A	AV	1960	23.93	T	40	101			4,000			4,000
19	Patio	D	Y	1	22X40	A	AV	1975	2.68	T	35.2	101			1,500			1,500

More:	N	Total Yard Items:	5,500	Total Special Featues:		Total:	5,500